



## PLANNING AND ZONING COMMUNICATION

June 2, 2015

**SUBJECT:** Hold Public Hearing for Planned Development Case No. 15-06-PD and Consider Recommendation of an Ordinance

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 15-06-PD

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### **ACTION REQUESTED:**

Receive public input regarding a request for a Planned Development to change the zoning of 56.884 acres of land located in the A.J. Huitt Survey, Abstract 684, from Planned Development (PD), Community Business District (C-2); and Texas Highway 10 Multi-use District to Planned Development (PD) zoning district and consider recommendation of an Ordinance.

### **ALTERNATIVES:**

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*
4. Recommend approval of the request with modifications – *simple majority*
5. Recommend denial of the request – *simple majority*

### **SUMMARY OF SUBJECT:**

**Applicant:** CADG 901 Airport Freeway LLC on behalf of property owners within the proposed Planned Development

**Location / Zoning:** 56.884 acres located east of S. Industrial Boulevard, north of W. Euless Boulevard and south of W. Airport Freeway. The property is currently zoned Planned Development (PD), Community Business District (C-2) and Texas Highway 10, Multi-use District for commercial development.

**Project Description:** The proposed Planned Development ordinance for 56+ acres within the heart of the City of Euless represents one of the largest and most important

redevelopment opportunities that the community has undertaken. Three apartment complexes that were developed in the 1960's and undeveloped land currently occupy the area proposed by the development. The applicant for this Planned Development has purchased the apartment complexes as well as the vacant undeveloped land.

The property contains a significant amount of floodplain areas, which has reduced the number of acres that can be developed. Mitigation of the floodplain will include landscaped bioswales designed to capture and slow water filtration through the site as well as retention areas intended to maintain water levels year round. While providing a necessary stormwater management function, the drainage system will be established as water detention areas and designed as manicured landscape and visual amenities within the commercial and residential development.

The proposed Planned Development will allow for a variety of commercial uses and housing densities and types. The commercial areas will include restaurant and retail development and will be located from the access points of S. Industrial Boulevard, with the water amenity established as an integral design element. The different residential types have been identified in the draft ordinance document. A separate set of design setback distances and standards have been established for each of the housing types, which include:

- Villas – Single family detached dwellings set at forty (40') foot to fifty (50') lot widths. Some will be alley loaded and others will have front loaded garages. Villa products may face directly onto a bioswale with connecting sidewalks and be addressed off of an alley.
- Townhomes and Rowhouses – Fee simple developments which exist on their own lot and will be set on common wall boundaries as attached single family dwelling units. These units will be accessed through alley loaded garages and front stoops.
- Cluster housing – a similar product to a townhome, the residences are predominantly single-story and are sold fee simple. Greater flexibility in designing and placing structures is provided, enabling a more efficient use of the land for common access driveways and open space. A property owners association is established to maintain the landscaping and common access driveway courtyards.
- Urban Lofts – A density of up to 30 units per acre is allowed, with minimum unit sizes and unit types established. No more than 5% of the apartment homes may be three-bedroom units. The layout will utilize garage, carport, and surface parking. The units will have a sidewalk system. The stairwells will be designed to blend into the building façade. These units will be constructed to similar standards as the most recent urban loft developments that have been approved in Euless.
- Assisted Living Center – If the market dictates, the current planned development would allow the placement of an assisted living center with the approval of a specific use permit. Otherwise, additional townhomes/row houses may be developed.

The ordinance has been developed to provide flexibility in the ultimate layout and design of the project. Individual site plans will be required of each of the different housing/commercial types. Staff will be coordinating these site plans to ensure connectivity in thoroughfares,

pedestrianism and landscaping to a potentially harmonious result. The Planning and Zoning Commission and City Council will have opportunity to review and approve each of the site plans as they are brought forward.

Staff has reviewed the proposed ordinance and recommends approval.

**SUPPORTING DOCUMENTS:**

- Draft Ordinance
- Application
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner